

Welcome to the December 2006
listening sessions for the
SOUTHEAST GROWTH AREA
(SEGA)
Planning Program

City of Fresno
Planning & Development Department

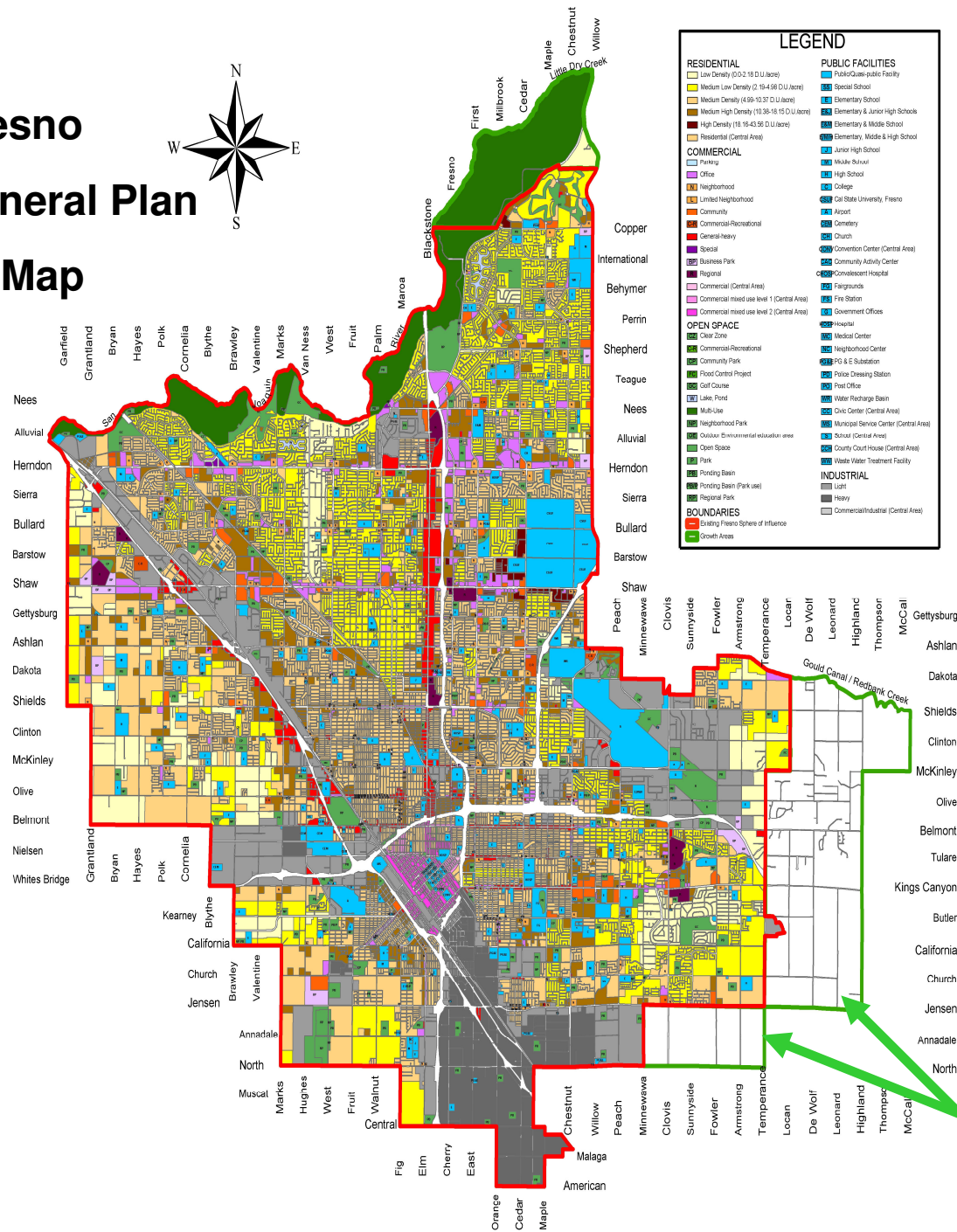
Purpose of Listening Sessions

- Provide multiple opportunities for identification of issues, desires, expectations, constraints & opportunities to be considered in the planning of this community
- Intended to encourage participation from all segments of the community including property owners & residents; civic, community, environmental, affordable housing, smart growth, and other advocates and constituents; construction & development industry; and government partners

City of Fresno

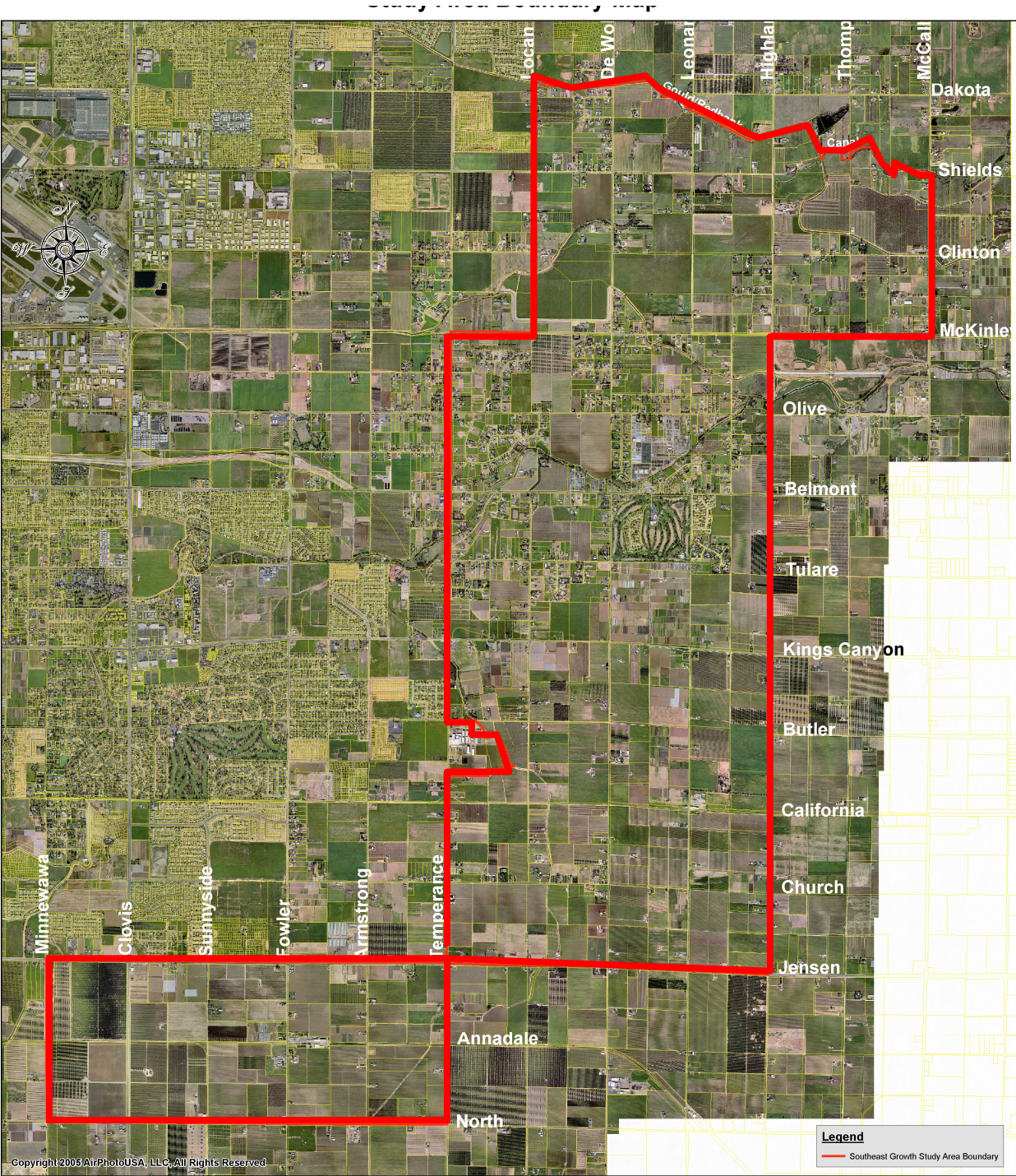
2025 Fresno General Plan

Land Use Map



**Southeast
Growth Area**

2005 Aerial
Photograph of
SEGA



Purpose & Need for SEGA Plan Preparation

- City/County MOU provides that property must be annexed to the City prior to urban development occurring within the City's Expanded SOI
- Expanded SOI for SEGA now approved by the Local Agency Formation Commission (LAFCO) as of April 2006

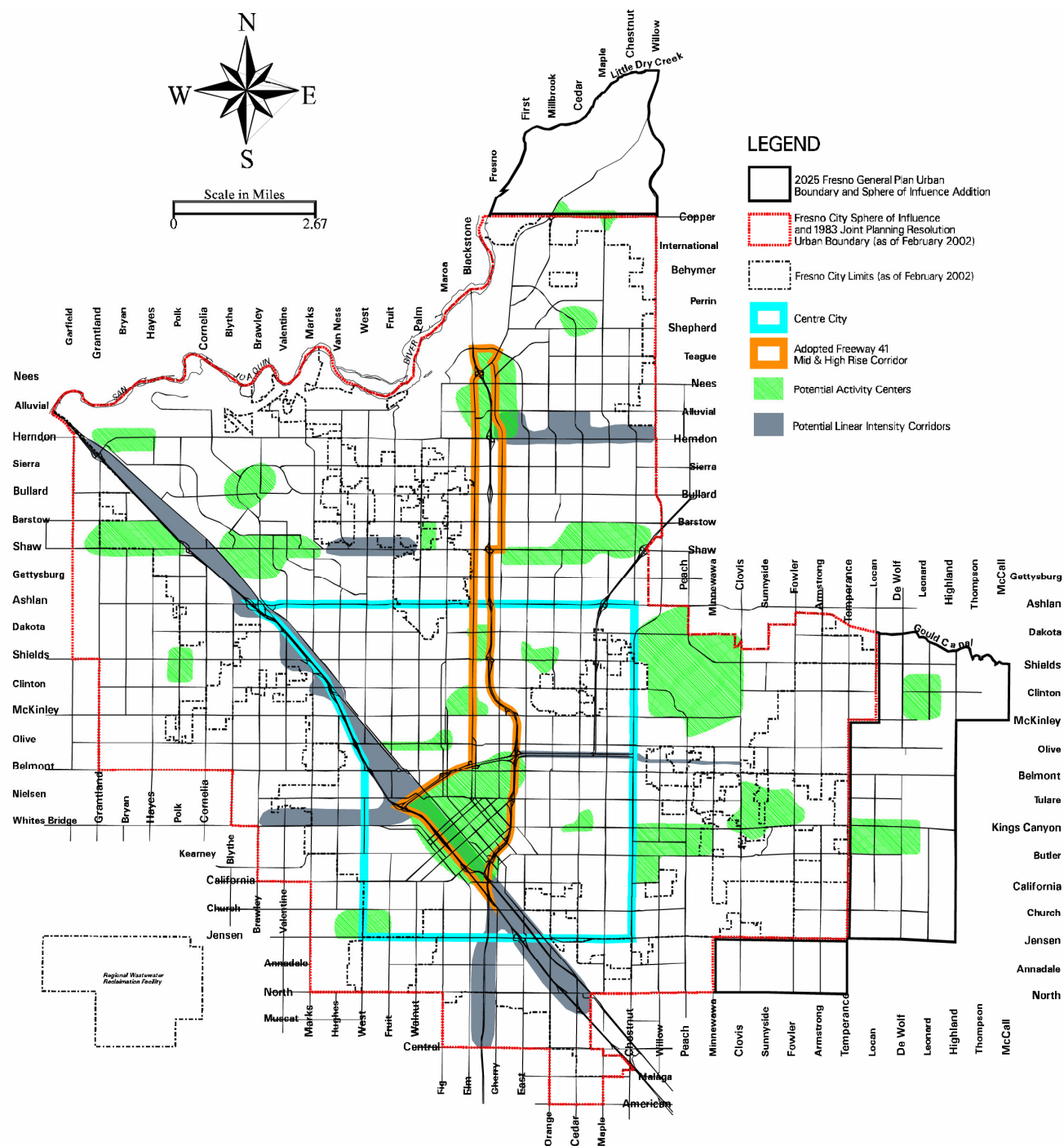
Why grow in Southeast Fresno?

- Consumes least amount of prime farmland
- Creates balanced urban form as related to city center (urban core)
- Encourages use of larger and readily available parcels for development
- Maximizes use of State Route 180
- Beginning planning process now provides for adequate lead time in response to rapid city growth

2025 Fresno General Plan Background

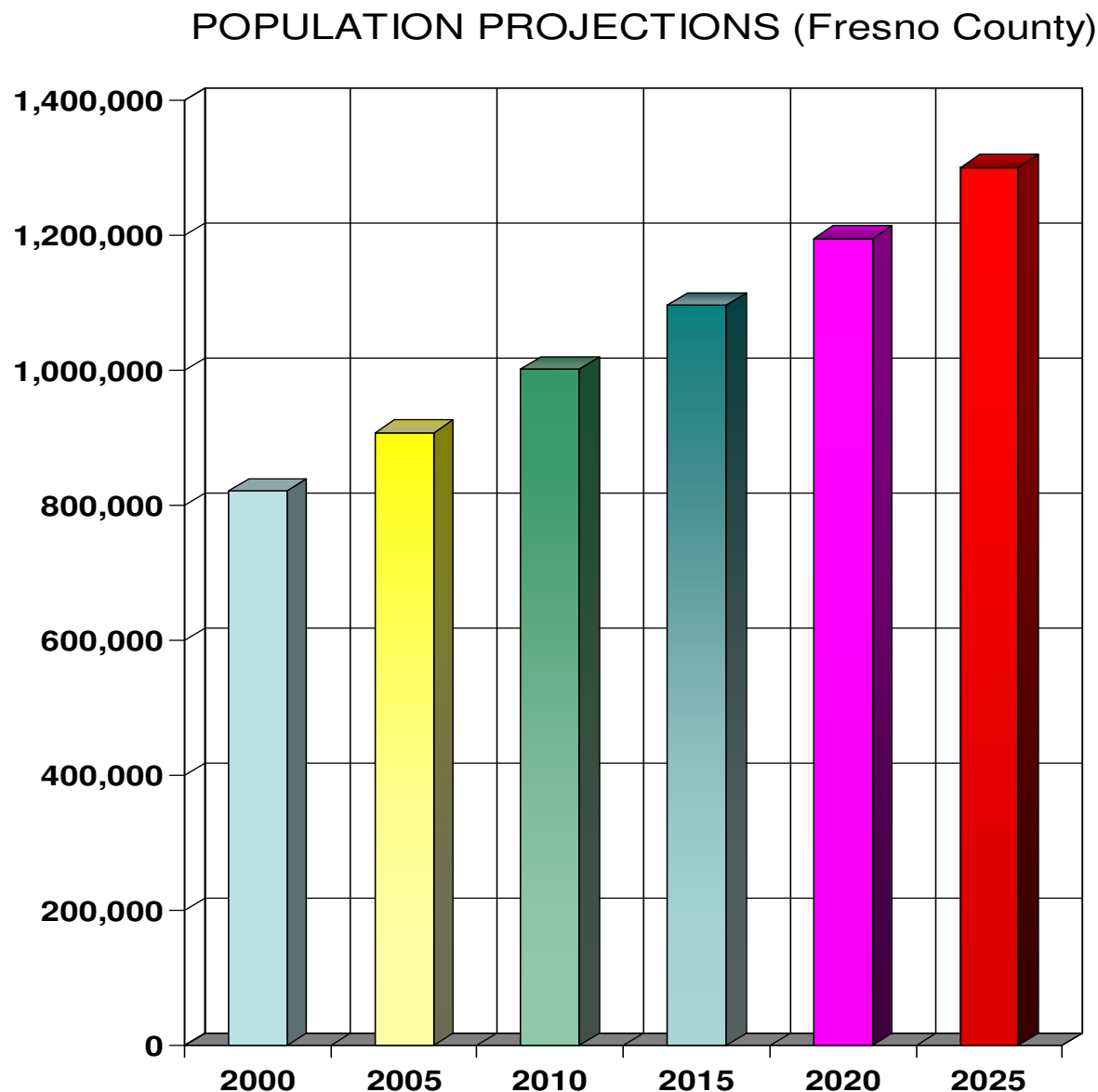
- The 2025 Fresno General Plan proposes a land use and circulation plan within the urban boundary that will accommodate:
 - 790,000 people within a 160 square mile SOI
- The 2025 Fresno General Plan presents a plan strategy to enhance the urban core.
- The 2025 Fresno General Plan proposes limited urban expansion (approx. 20 square miles) beyond the City's previous urban boundary including:
 - 10,000 people within the North Growth Area (± 6 square miles)
 - **55,000 people within the SEGA (± 14 square miles)**

(Exhibit 6 of 2025
Fresno General
Plan)



Population Growth

2025 Fresno General Plan population growth is based on the findings of the Central California Futures Institute (CCFI) affiliated with CSU Fresno dated April 2000. This forecast prepared for and accepted by Fresno County Council of Governments provides for modest annual population growth rate of 1.9 percent from 2000 to 2025 in Fresno County (from 821,797 people to 1,301,204 people).



Population Growth

- City of Fresno proportion agreed to is 61 percent of County, which is the 790,000 projected holding capacity for 2025 Fresno General Plan.
- Of the projected 308,000 additional population growth about 78 percent (240,000) will occur within the 140 square mile sphere of influence of the city established with the 1984 Fresno General Plan.

Legal Requirements for Growth Plan

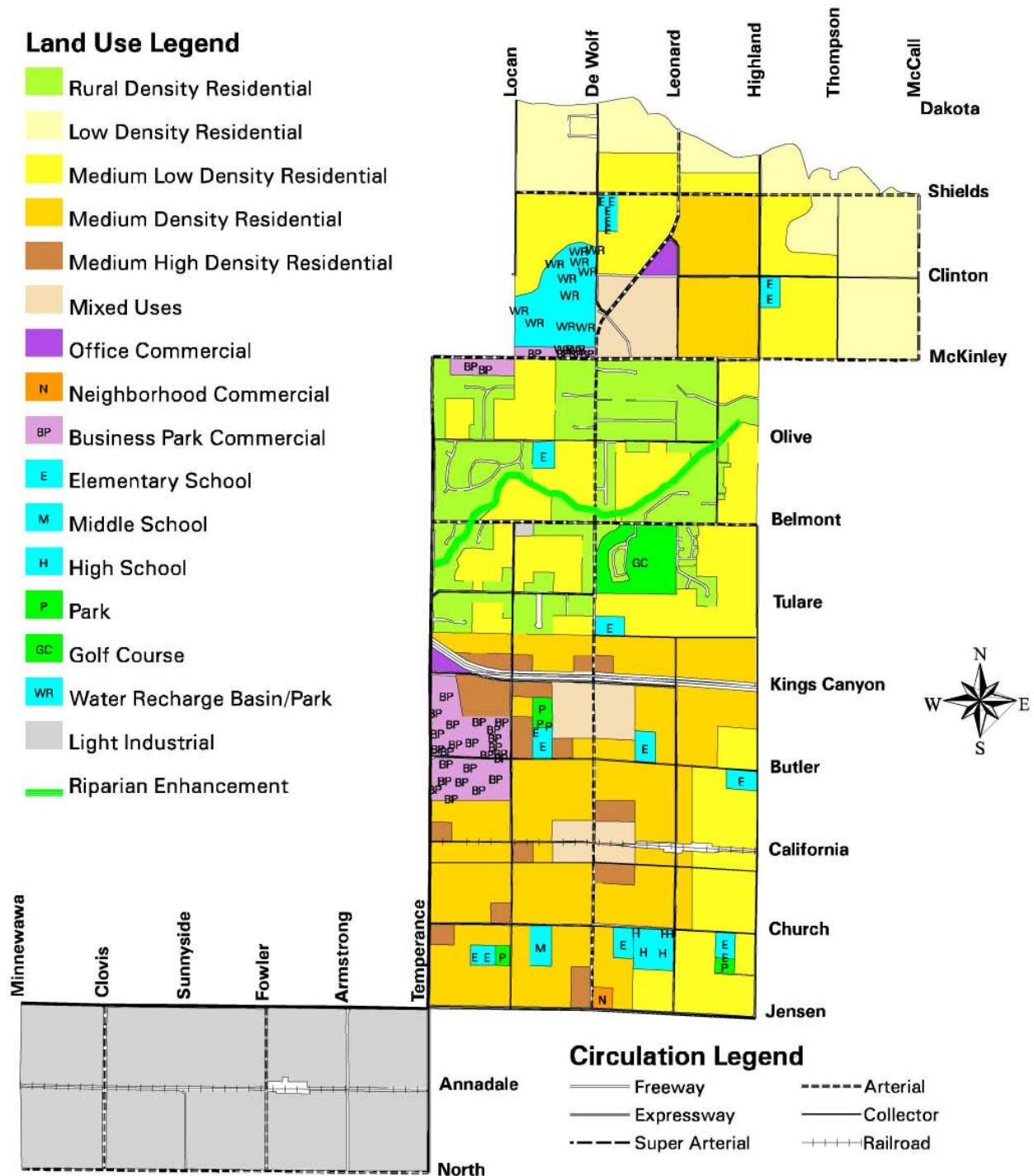
- SEGA Growth Plan will serve as a guide to enable government at all levels, private enterprise, community groups, and individual citizens to make strategic decisions and utilize community resources in an efficient manner
- SEGA Growth Plan will be both a land use & circulation map & a series of written objectives & policies that implement a common vision of an enhanced physical, social and economic environment

Critical Issues of SEGA EIR & Plan

- “Concept” land use and circulation plan was adopted as part of City’s 2025 General Plan (Appendix G)
- City to prepare and adopt a more detailed community/specific land use and infrastructure plan and an Environmental Impact Report (EIR) as required by the California Environmental Quality Act (CEQA)

Concept Land Use and Circulation Plan for SEGA

- Included as Appendix G in 2025 Fresno General Plan
- Illustrates conceptual plan for purpose of growth projections and traffic impact assessments for 2025 Fresno General Plan



CEQA

- Purpose of SEGA Plan EIR is to:
 - Inform decision makers and the public about the potential, significant environmental effects of proposed activities
 - Identify ways that environmental damage can be avoided or significantly reduced

The SEGA Planning Effort

- SEGA Plan preparation will begin in early 2007
- Staff recommends to Mayor and Council consultant(s) to prepare SEGA Plan and EIR
- City's Local Planning and Procedures Ordinance and related Planning Guidelines require the appointment of a SEGA Plan Advisory Committee

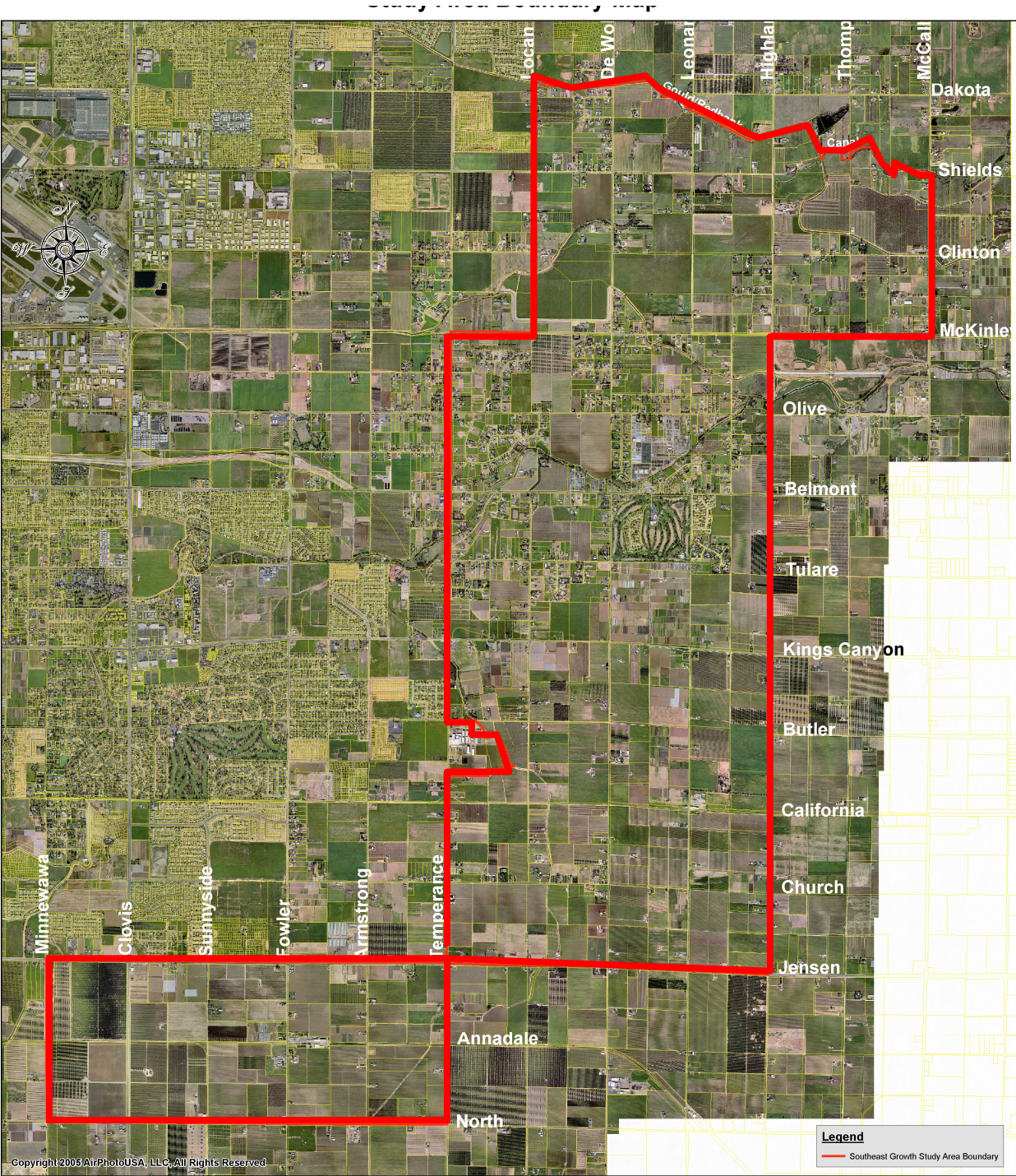
The SEGA Planning Effort

- Staff, consultant(s) and the SEGA Plan Advisory Committee will collaborate through a public process to prepare plan
- The advisory committee is appointed by the City Council and Mayor with a chair person elected by the committee
- The composition of the committee will include diverse interest groups and property owners/residents within the plan area

The SEGA Planning Effort

- Committee will facilitate meetings for public participation in SEGA Plan preparation
- INFORMATION:
 - For additional information, updates, plans, etc., visit us at www.Fresno.gov, Fresno City Hall, or by phone at (559) 621-8277

2005 Aerial
Photograph of
SEGA



Breakout Session Topics

(Table Teams)

- Regional cooperation
- Environmental quality and resource conservation
- Transportation
- Economic development
- Urban design
- Public facilities, services and safety
- Affordable housing
- Open space and recreation

Regional Cooperation

- All levels of agencies should be consulted including the public themselves along with private businesses who know the demands of the people and it's agency
- Establish technical advisory committee (in addition to Citizen Advisory) made up of representatives from all jurisdictions
- Integrate SEGA Community Plan with Fresno County Regional Blueprint

Environmental quality and resource conservation

- Air quality
- Water
 - Quality and quantity
 - Surface water treatment plant
 - Bio swales
- Geologic features
 - Preservation of creeks and canals and related natural habitat
 - Incorporate water features into trails

Environmental quality and resource conservation

➤ Human health

- Mixed land use
- Parks and trails
- Walkability

➤ Noise

- Green belts and landscape buffers
- Protecting existing land uses from urban noise impacts

Environmental quality and resource conservation

➤ Land Preservation

- Agricultural land preservation
- Preservation of rural lifestyle
- Urban/Rural interface
- Right to farm

➤ Aesthetics

➤ Urban Services

- Fire/Police stations
- Public vs. private water/sewer systems
- Design for crime prevention

Environmental quality and resource conservation

➤ Energy

- Substation locations
- Alternative power sources (i.e., solar, wind)
- Sustainable design and development (i.e., green building)

Transportation

- Trails, bikeways & equestrian facilities
- Walkable communities
- Alternative roadway design standards (narrower streets/traffic calming)
- Completion of State Route 180
- Mass transit/multimodal
- Comprehensive transportation plan (i.e., intra and inter city transportation systems)

Transportation

- Traffic congestion and county roads west of SEGA
- How will construction of major streets impact existing properties (i.e., street widening, street lights, etc.)?
- Improvements to reduce congestion (i.e., right turn lanes, traffic signal construction, etc.)

Economic Development

- Need to preserve agribusiness
- Mixed residential and industrial uses along Jensen Avenue corridor
- Need coordinated regional process for economic development within the SEGA
- Outlet mall planned in the SEGA?
- Enhancing appearance of industrial development

Economic Development

- Hang on to industrial park space – Don't cave into other development pressures. We need jobs!
- “Working Dude” Farms – Pick your own produce!
- Agritourism

Urban Design

- Parks, open space
- Mixed use
- Neighborhood centers
- No walls
- Homes face streets
- Diversity of housing types & income levels
- Consider agriculture in the design
- New urbanism, form based codes
- Pedestrian and transit oriented design
- Green and sustainable

Public Facilities & Services

- Renewable energy in infrastructure and public facilities
- Energy
 - Substation locations
 - Alternative power sources (i.e., solar, wind)
 - Sustainable design and development (i.e., green building)

Public Facilities & Services

➤ Water

- Ensure availability for future and existing residences
- Can we use reclaimed water for urban uses?
- Maintain water wells, do not want city water
- Ensure surface storage and treatment
- Ensure water supply for agricultural purposes
- Water is polluted with DBCP

Public Facilities & Services

➤ Sewer

- Maintain existing wells
- Who will pay for future sewer lines, connections, etc.?
- Why isn't the Sunnyside area already provided city services?
- Rates are too high for city services

Public Facilities & Services

➤ Police & Fire

- Perimeter fire services should be consolidated
- Provide better police services
- Who will pay for substation?
- Who will provide services (i.e., city, county)?
- Where will the substations be located?

Public Facilities & Services

➤ Schools

- Ensure that adequate space is set aside
- Who will pay for the new schools?

➤ Canals

- Can we maintain our canals?
- We want to maintain our Fresno Irrigation Canals?
- Will canals be piped?
- Maintain canals and trails

Affordable Housing

- Housing should be mixed in with everything
- Housing should be creative and compelling
- Use of innovative approach to home building
“Green Project”
- Ability to age in home
- Village design
- Alternative subdivision standards, catalyst for density considered
- Mixed use/income developments, living together

Affordable Housing

- Promote mixed income workforce housing with mass transit to employment destinations
- We need density and density bonuses
- No small lots
- Lots should be 4,000 square feet
- Three story homes
- Greater setbacks

Affordable Housing

- More housing along Jensen Avenue corridor
- Mix of single family homes and apartments
- Mix of shops, cafes, and housing; e.g. living above stores and offices

Open Space and Recreation

- Regional park, similar to Woodward Park
- Trail system should connect to regional system
- Create multi-purpose trail
- Meandering walkways
- Create aggregate open space and do not count landscaping along major streets as open space
- Create ¼ mile open space buffer along State Route 180

Open Space and Recreation

- Create linear parks for bikes and horses along Jensen, State Route 180, Belmont and McKinley
- Create parks in subdivisions
- Place parks adjacent to existing homes to act as a buffer
- Preserve the riparian corridor along creeks